076.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	711,300	/	711,300
USE VALUE:	711,300	/	711,300
ASSESSED:	711,300	/	711,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTIGAN-PARKER LORRAINE
Owner 2:	HARTIGAN WILLIAM J
Owner 3:	
Street 1:	31 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2011 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7440.000	261,100		450,200	711,300
Total Card	0.171	261,100		450,200	711,300
Total Parcel	0.171	261,100		450,200	711,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.74 | /Parcel: 353.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47880
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0001-0004.0

!6313!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,100	0	7,440.	450,200	711,300		Year end	12/23/2021
2021	101	FV	251,900	0	7,440.	450,200	702,100		Year End Roll	12/10/2020
2020	101	FV	251,800	0	7,440.	450,200	702,000	702,000	Year End Roll	12/18/2019
2019	101	FV	209,600	0	7,440.	418,100	627,700	627,700	Year End Roll	1/3/2019
2018	101	FV	209,600	0	7,440.	418,100	627,700	627,700	Year End Roll	12/20/2017
2017	101	FV	209,600	0	7,440.	366,600	576,200	576,200	Year End Roll	1/3/2017
2016	101	FV	209,600	0	7,440.	334,500	544,100	544,100	Year End	1/4/2016
2015	101	FV	196,400	0	7,440.	295,900	492,300	492,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:41:35

LAST REV

Date	Time
07/23/19	10:46:55
apro	

PAT ACCT. 6313

USER DEFINED

Prior Id # 1:	47880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINK KAREN L	23363-380		6/23/1993		211,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2019	349	Redo Bat	15,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
4/7/2000	Inspected	263	PATRIOT
1/7/2000	Missed Appt.	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7440		Sq. Ft.	Site		0	70.	0.86	12									450,242						450,200	

Total AC/HA:	0.17080	Total SF/SM:	7440	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,242	Spl Credit		Total:	450,200

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19916320
Const Adj.:	1.00289965
Adj $ / SQ:	132.290
Other Features:	80206
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378338
Depreciation:	117285
Depreciated Total:	261054

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

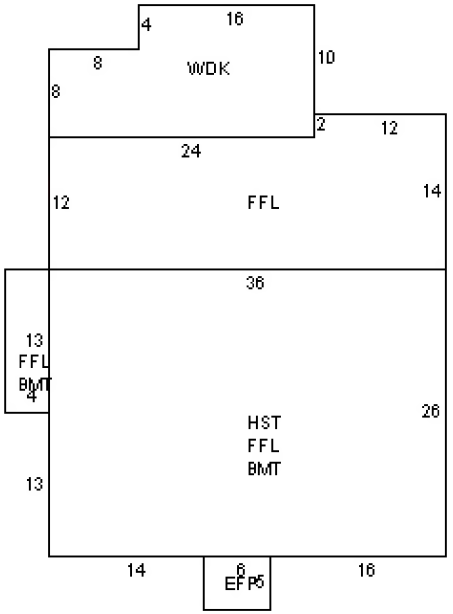
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	132.29
Special Features:	0	Val/Su Net:	81.95
Final Total:	261100	Val/Su SzAd	136.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,444	132.290	191,027
BMT	Basement	988	40.960	40,466
HST	Half Story	468	132.290	61,912
WDK	Deck	256	9.930	2,543
EFP	Enclos Porch	30	72.810	2,184

Net Sketched Area:	3,186			Total:	298,132
Size Ad	1912	Gross Area	3654	FinArea	2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	